



6 Princes Green,
Halesworth, Suffolk IP19 8DP



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ESTATE AGENTS



Southwold - 9 miles

Norwich - 26 miles

This extremely well presented two double bedroom bungalow offers light and spacious accommodation with the addition of a large conservatory overlooking the good sized rear garden.

Accommodation comprises briefly:

- Entrance hall
- Large sitting room with wood-burner
- Recently re-fitted Kitchen
- Fully tiled bathroom with a shower over the bath
- Two double bedrooms - the master being particular generous
- Large Conservatory with fitted blinds
- Gas central heating
- Single garage with plenty of driveway parking
- Attractive lawned rear garden
- Upvc double glazed throughout
- Chain Free



The Property

The front door opens into the entrance hall which is fitted with oak flooring, which then continues into the sitting room. The sitting room is a good size with a wood burning stove and sliding patio doors at the rear lead into the conservatory. The kitchen has been recently re-fitted with a good range of wall and base cupboards with a built-in electric double oven, induction hob with an extractor over and a water softener. This is a lovely light room with windows to the rear and side and a part glazed door that also gives access to the conservatory. This wonderful room is a recent addition and runs the width of the property with patio doors and a side door to the garden. A great space for dining or just sitting in and enjoying the garden. The property sits in an elevated position at the top of the drive, so the bedrooms at the front of the bungalow overlook the small green and down the drive, with distant countryside views beyond. Both bedrooms are doubles, the main bedroom is a particularly generous size with a range of built-in wardrobes. The fully tiled bathroom consist of a w.c. hand basin and a bath with a shower over.

This excellent, light and very well presented bungalow is fully double glazed and has a gas fired combi boiler for hot water and central heating.



Garden

The property is accessed via a deep resin driveway which runs to the side of the property and leads to a single brick garage. There is parking available at the front with a block paved area. The garage has an up and over style door with a personal door leading to the rear garden. A garden gate takes you into the well kept rear garden which is a good size with a large lawn edged with curved shingled borders. A sandstone patio is situated next to the conservatory and edged resin paths have been laid to one side of the garden to access the garage, a timber garden shed and a log store. There are mature silver birch trees and a shrub bed at the rear.

Location

The property is located in a popular residential area of the market town of Halesworth. Halesworth provides many independent shops, Primary school, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station at Halesworth with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 20 minute drive away.



Fixtures & Fittings

Some fixtures and fittings maybe excluded from the sale and maybe available in addition, subject to separate negotiation.

Services

Gas-fired combi boiler for central heating
Mains water, electric and sewerage

EPC Rating: C

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: IP19 8DP

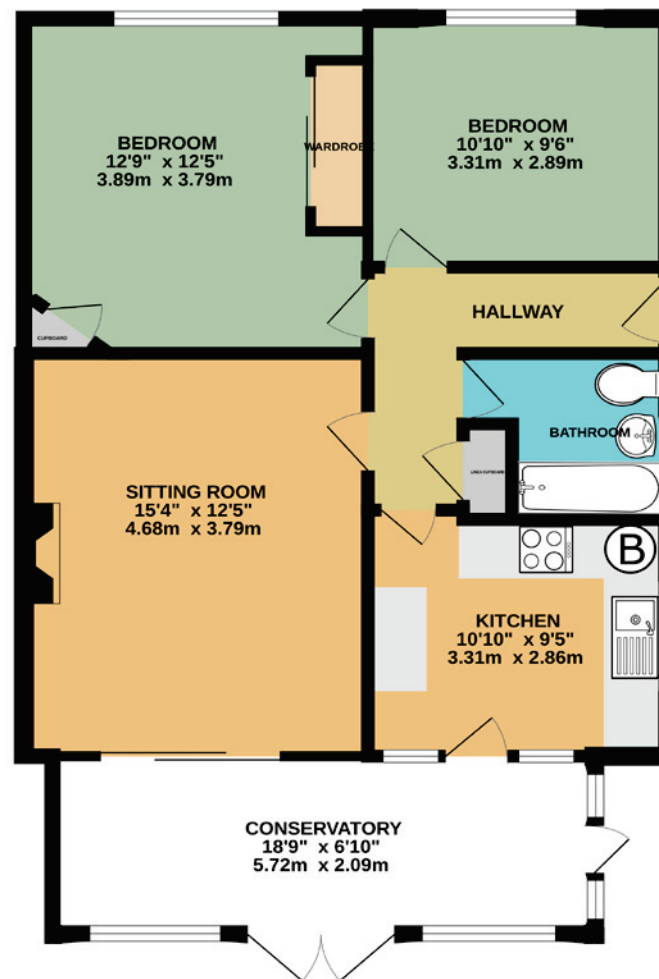
Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.

Guide Price £285,000



TOTAL FLOOR AREA : 785 sq.ft. (72.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

To arrange a viewing, please call 01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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